

Memorandum

To: San Leandro Planning Department

**From: Project Team for Aurora Cottages
13533-13547 Aurora Drive, San Leandro**

Date: January 14, 2013

**Re: City Council Meeting, Public Hearing, February 2013
Comments and responses**

Thank you for the opportunity to have presented the plans for our housing project in a work session with the Planning Commission in December of 2012. We were delighted the Commission appreciated our project and gave it unanimous approval. It was an interesting meeting for our group, and the suggestions and ideas from the Planning Commission were thoughtful and appreciated. There were three additional requests for our project to address, and we are pleased to provide our follow-up to those comments.

With reference to the garbage/recyclables/yard waste containers, the entire property will be maintained by our landscape on-site manager, so that only two individual carts (garbage and recyclables) will be required of each unit. Those carts will be maintained in trellised/vine covered enclosures which may be seen on the plans in front of each unit. These will not be visible to the public from the street, or indeed from each of the other units in the project. The organic and green waste will be maintained in two or three 96-gallon carts that will be placed on the property in a central location for all resident access. The small green food waste pail provided by Alameda County Industries may then be emptied by residents weekly into these organic carts, thereby eliminating the necessity for a green cart at all units.

One of the comments from the Planning Commission was about the possible use of one green waste container (like a large dumpster) so that all green waste and food waste would be in one large container. ACI does not offer that service.

The remaining question from the Planning Commission was a concern for all of these cans being wheeled to the curb for weekly pickup. After meeting with Alameda County Industries (ACI) this week, it has been determined that the ACI maintenance vehicles are capable of entering the property and executing on-site pickup, which would then eliminate the need for wheeling carts to the street.

With reference to a potential northwest connection between our project and the private condominium property to the north of the Aurora Cottages project, we have investigated the public drawings and records of the properties; they do not have the same configuration, making it a difficult connection at best. Additionally, the concept of privately-owned condominium properties, as well as our own rental properties, acquiescing in additional traffic onto and out of their private driveways is not necessarily practical or feasible. We have the names and addresses of the condominium owners for the northwest properties and ask for an opportunity to work with city staff on consideration of this suggestion.

With regard to mixing and adding additional color palettes for the project, we have added some contrasting color palettes and are excited to share them as requested.

We are very excited about this project and hope to have it completed in time for making it available to the newest employees and residents of San Leandro, whether connected to the new San Leandro Kaiser Hospital, or indeed any one of the other new businesses coming to San Leandro by way of the new fiber loop connection.